

AGENDA



EUGENE PLANNING COMMISSION

Phone: 541-682-5481
www.eugene-or.gov/pc

McNutt Room—City Hall, 777 Pearl Street
Eugene, OR 97401

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the receptionist at 541-682-5481. Telecommunications devices for deaf assistance are available at 541-682-5119.

MONDAY, JULY 30, 2012 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

- 11:30 a.m. I. PUBLIC COMMENT
The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.
- 11:40 a.m. II. PLANNING COMMISSION CHAIR AND VICE-CHAIR ELECTIONS
- 11:50 a.m. III. PLANNING WORK PLAN
Staff: Carolyn Burke, 541-682-8816
- 12:30 p.m. IV. NEW COMPREHENSIVE PLAN STRUCTURE
Staff: Robin Hostick, 541-682-5507
- 1:15 p.m. V. ITEMS FROM COMMISSION AND STAFF
A. Other Items from Staff
B. Other Items from Commission

Commissioners: Steven Baker; Jonathan Belcher; Rick Duncan; Randy Hledik, Vice Chair;
Jeffery Mills, Chair; William Randall

AGENDA ITEM SUMMARY
July 30, 2012

To: Eugene Planning Commission

From: Carolyn Burke, City of Eugene Planning Division

Subject: Planning Division 2012-2013 Work Plan

ISSUE STATEMENT

The purpose of this work session is to share the Planning Division's 2012-2013 Work Plan with the Planning Commission, and to discuss the Planning Commission's role, both formal and informal, with the various work program items.

BACKGROUND

In addition to the day-to-day work of the Planning Division, which includes mandated activities such as reviewing land use applications, managing the historic preservation program, and participating in regional planning, implementation of Envision Eugene will be the priority work over the next fiscal year and beyond. This direction was solidified by the Eugene City Council when they passed the following motion on June 13, 2012:

"Move to direct the City Manager to prepare, for a formal adoption process, planning documents to establish a new Urban Growth Boundary based on recommendations in the Technical Components Document, as revised, and that carry forward the pillars and strategies described in the Envision Eugene Draft Proposal, March 14, 2012."

The attached work plan (see Attachment A) identifies four categories of work plan items. The first category ("Mission Critical: Taking Care of Business") covers the day-to-day work, much of which we are mandated to do. The second category ("Finishing What We Started: New Eugene Plan") includes all of the items we are required to compete to formally adopt Eugene's urban growth boundary.

Included under the third and fourth categories ("Running Start: Early Envision Eugene Implementation" and "Are Planning: Taking the Vision to the Next Level") are continued work on implementation of the other Envision Eugene pillars and strategies (those not required for formal adoption of the UGB), and area planning, such as completing South Willamette and beginning work in the University area and River Road/Santa Clara. As noted on the work plan, commencement of some of these work items is dependent upon the progress made on our priority tasks, as well as the timely re-staffing of two vacant positions.

NEXT STEPS

In addition to the day-to-day work of the Planning Division, staff will prioritize preparing the technical and legal planning documents necessary to formally adopt Eugene's urban growth boundary. We will be returning to the Planning Commission with individual work program items on an as needed basis, both for informal input and formal recommendations.

Attachments:

- A. Planning Division 2012-2013 Work Plan
- B. Technical Components Document referenced in City Council motion
- C. Project briefs on key work plan elements

FOR MORE INFORMATION

Carolyn Burke, 541-682-8816 or carolyn.j.burke@ci.eugene.or.us

Planning Division 2012-2013 Work Plan

WORK ITEM	JUN - AUG	SEP - NOV	DEC - FEB	MAR - MAY	STAFF Lead
Mission Critical: Taking Care of Business					
Land Use Planning / Permit Review					Gabe*
Code Improvement Program					Alissa*
Historic Preservation Program					Gabe
TSP Update Coordination					Alissa
Regional Planning (Including Metro Plan + Scenario Planning)					Steve N
Communication / Public Involvement					Terri
Internship program					Heather*
Special project work (LLC, E-Plan, SNAP support, Stormwater Standards and others)					varies
Wetlands Coordination with state and feds					Terri
Re-Staffing					SR Planners*
Finishing What We Started: New Eugene Plan					
Comprehensive plan policy and content development					Robin*
Employment: technical wrap up (EOA, policies, findings, etc), re-des, and flexible zoning					Terri*
Residential: technical wrap up (HNA, BLI, policies, findings, etc) and re-designation					Terri
UGB Expansion					Alissa*
Parcel-specific Plan Diagram					Gabe
Code Amendments Round 1 (necessary for adoption)					Alissa*
Incentives Round 1 (necessary for adoption)					Robin
Adoption Package / Findings / Process					Alissa*
Running Start: Early Envision Eugene Implementation					
Code Amendments Round 2					Alissa*
Incentives Round 2					Robin
Monitoring Program					Robin
Area Planning: Taking the Vision to the Next Level					
Community Design Guide (Comp Plan component)					Robin*
South Willamette Concept Plan					Robin
University Area Plan					Robin*
River Road / Santa Clara Area Plan					Terri*
EWEB Concept Plan Code Development					Gabe*
Transit Corridor Planning					Robin

Key: * = "heavy lifting"

Envision Eugene -- Technical Components

Decision Point	City Manager's Recommendation	Staff Next Steps Based on Recommendation
Commercial & Industrial Lands		
1. What job growth rate should be used?	Direct staff to plan for a job growth rate of 1.4%	Defines number of jobs to be planned for. See next steps for Land for Commercial Jobs and Industrial Jobs
Land For Commercial Jobs		
2. How to plan for commercial jobs?	A. Initiate code and/or plan amendments to accommodate approximately 1,100 commercial jobs in the existing UGB by adding flexibility for parcels of up to 10-acres that are currently designated for Campus Industrial uses	A. Commence a study of Campus Industrial sites that are suited to flexible uses and prepare materials for code and/or plan amendments
	B. Initiate code and/or plan amendments to accommodate approximately 1,700 commercial jobs in the existing UGB by adding flexibility for, and/or re-designating, parcels of up to 10 acres that are currently designated for Industrial uses	B. Commence a study of Industrial sites that are suited to flexible uses and/or re-designation and prepare materials for code and/or plan amendments
	C. Accommodate approximately 400 commercial jobs by increasing the likelihood of redevelopment of land within the current UGB for commercial uses in the downtown, along transit corridors and in core commercial areas: (1) Initiate code and/or plan amendments that remove barriers to redevelopment activity; (2) Direct staff to identify potential incentives; and (3) Direct staff to pursue Area Planning as a process to address compatibility with existing neighborhoods	C. (1) Prepare materials for code and/or amendments (2) Analyze and recommend potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning

Land for Industrial Jobs		
3. How to plan for industrial jobs?	A. Accommodate approximately 3, 10-20 acre industrial sites within the current UGB through land efficiency measures: (1) Direct staff to pursue resources necessary to remediate 2, 10-20 acre brownfield industrial sites; and (2) Direct staff to identify potential industrial sites that are less than 10 acres in size for parcel assembly to create 1, 10-20 acre sites	A. (1) Identify and pursue funding sources (2) Inventory and catalog brownfield sites (3) Inventory and catalog potential parcels for assembly
	B. Accommodate approximately 12, 10-100 acre industrial sites through an expansion of the UGB: (1) Direct staff to pursue additional analysis of land in the Clear Lake Road area for suitability for the following industrial expansion sites: -5 sites in the 10-20 acre size range -2 site in the 20-50 acre size range -3 sites in the 50-75 acre size range -2 sites in the 75-100 acre size range	B. Using the Goal 14 process, identify specific sites within the Clear Lake Road area for inclusion in the UGB
	C. Direct staff to include consideration of compatibility issues between industrial and residential uses in expansion areas. Direct staff to include consideration of environmental justice issues related to the siting of industrial uses in expansion areas.	
Residential Lands		
1. What housing mix should be used?	Direct staff to plan for a housing mix of 55% single-family/ 45% multi-family	Defines number of housing types to be planned for. See next steps for Land for Single-Family Homes and Multi-Family Homes.

Land for Multi-Family Homes		
2. How to plan for multi-family homes?	A. Initiate plan and code amendment to re-designate the former Naval Reserve site on 13th Avenue to MDR to accommodate approximately 30 multi-family homes on land that is currently designated for Government and Education use	A. Prepare materials for re-designation of former Naval Reserve site
	B. Accommodate approximately 1,600 multi-family homes by increasing the likelihood of redevelopment of land for multi-family housing in the downtown, along transit corridors and in core commercial areas: (1) Initiate code amendments that remove barriers to redevelopment activity in those areas (2) Direct staff to identify potential incentives (3) Direct staff to pursue Area Planning and Opportunity Siting as processes to identify suitable areas for additional density that address compatibility with existing neighborhoods	B. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning and Opportunity Siting
Land for Single-Family Homes		
3. How to plan for single-family homes?	A. Initiate plan and/or code amendments to accommodate approximately 650 single-family homes on land that is currently designated for multi-family homes	A. (1) Prepare materials for re-designation of north Eugene sites (2) Commence high-level master planning of west Eugene site to identify specific parcels for re-designation, prepare materials for re-designation of west Eugene site
	B. Accommodate approximately 160 single-family homes through land efficiency measures: (1) Initiate code and/or plan amendments to allow and promote secondary dwelling units and alley access lots (2) Direct staff to identify potential incentives	B. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential fee incentives such as restructured System Development Charges (SDC's) and permitting fees
	C. Initiate plan amendments to accommodate additional single-family homes by planning for infrastructure extensions to serve vacant and partially vacant areas inside the UGB that are currently not served	C. (1) Identify specific areas and amend Public Facility Plan (2) Identify specific areas and amend Transportation System Plan in conjunction with the TSP update

	<p>D. Accommodate approximately 910 single-family homes through an expansion of the UGB:</p> <p>(1) Direct staff to pursue additional analysis of land in potential expansion areas:</p> <ul style="list-style-type: none"> -Clear Lake Road Area -Bailey Hill/ Gimpl Hill Area -Russel Creek Area -DAG Trust Property 	D. Using the Goal 14 process, identify specific sites for inclusion in the UGB
Land for Parks, Schools and Government		
1. How to plan for schools?	Direct staff to , if legally possible, include in the proposed UGB expansion 80 acres owned by Bethel School District, south of Clear Lake Road	Goal 14 process
2. How to plan for parks?	<p>Direct staff to , if legally possible, include in the proposed UGB expansion:</p> <ul style="list-style-type: none"> -223 acres owned by the City of Eugene, south of Clear Lake Road for Golden Gardens Community Park -19 acres owned by the City of Eugene, south of River Loop 2 for Santa Clara Community Park 	Goal 14 process
3. How to plan for government uses?	Direct staff to further analyze the pros and cons of adding the airport to the UGB.	

Mission Critical: Taking Care of Business

Land Use Planning/Permit Review

- Manage/process all incoming & on-going land use applications (includes Planning Director decisions)
- Permit and Information Center (PIC) support/counter coverage
- Pre-development conferences and other coordination with prospective development requests
- Public Hearing items: Hearings Official, Planning Commission, and City Council hearings/appeals/remands (a few examples below):
 - EWEB Riverfront Master Plan
 - Capstone Student Housing Alley Vacation and TIA
 - Deerbrook PUD
 - Laurel Ridge PUD & Zone Change
 - Goodpasture PUD Remand
 - AT&T/Oakway Cell Tower Remand
 - OBO/Orchard Rowhouses (Possible Remands)

Code Improvement Program

- Establish an ongoing collaborative program to continually evaluate and regularly adjust the land use code. Upcoming efforts will be devoted to Envision Eugene tasks and other legal improvements.

Historic Preservation Program

- Manage Historic Preservation Program, including staff support for Quarterly Historic Review Board Meetings and related applications (nominations/designations/alterations/demos).

Transportation System Plan Update Coordination

- Serve on TSP project management team to ensure land use and transportation are coordinated and integrated in both planning efforts.
- Align timing of work plans to take advantage of shared tasks (such as traffic counts, modeling, public involvement, scenario development) and gain efficiencies in completing overlapping program requirements

Communication/Public Involvement

- Maintain Planning web pages
- Send project newsletter updates
- Share information, attend meetings, give presentations and coordinate with stakeholder groups and organizations
- Develop additional public involvement strategies as necessary for new projects

Internship Program

- Manage all aspects of the internship program for the division, including coordination with local universities and colleges

Regional Planning (including Metro Plan + Scenario Planning)

- Coordination with regional partners regarding metro plan amendments and other joint projects with regional agencies (Lane County, Springfield, EWEB, LTD, Coburg, etc.)
- Participation in “scenario planning” project required through recent state legislation

Special Project Work

- Participation in the Lane Livability Consortium Grant (HUD funded, regional project)
- Updates to city’s electronic land use review and tracking systems
- Interdepartmental assistance with city initiated projects (typically led by other divisions or departments)

Wetlands Coordination with state and feds

- Maintain relationships with regulatory agency staff regarding wetland protection, development, and mitigation during the long range and development review phases of planning.

Finishing What We Started: New Eugene Plan

Comprehensive Plan Development

- Draft text and policies; integrate pillars
- Develop structure, layout and graphic content of the plan
 - snapshot
 - regulatory plan
 - community design guide
 - implementation plan
- Develop land use diagram
- Develop Community Design Guide (vision)
- Develop Implementation Plan
- Integrate Metro Plan elements
- Address applicable statewide planning goals

Employment Lands

- Update Economic Opportunities Analysis (EOA)
- Identify potential brownfield cleanup and parcel assembly opportunities to accommodate more jobs inside the UGB.
- Complete Industrial Re-designation/Flexible Zoning: Accommodate more jobs in industrial areas by re-designating to a commercial plan designation or increasing the range of flexibility in allowed uses, especially along the West 11th corridor, but also in other areas such as the I-1 zone, as appropriate.

Residential Lands

- Update Housing Needs Analysis (HNA)
- Update Buildable Lands Inventory (BLI)
- Complete Residential Re-designation

- More Multi-Family Land: Re-designate former Naval Reserve Site on West 13th to Medium or High Density Residential
- More Single Family Land: Re-designate two north Eugene sites (Ayres Road and Gilham Road) and approximately 75% of the Crow Road/West 11th area to Low Density Residential. Complete high-level master planning for the Crow Road area to meet 20-minute neighborhood goals and plan for efficient land uses, transportation options, and parks and natural areas.

UGB Expansion Analysis

- Conduct analysis and develop findings (UGB expansion alternatives analysis) for residential, industrial, parks and school expansions, including:
 - comparison of alternative areas based on priority lands scheme
 - cost estimates for public facilities (water, wastewater, transportation, stormwater)
 - evaluation of soil capacity for resource lands
 - revised capacity analysis
- Manage Goal 5 inventory work, prepare ESEE and findings
- Coordination with service and utility providers and other key partners
- Identify and prepare needed corresponding amendments to:
 - Public Services and Facilities Plan
 - Metro Plan
 - Transportation System Plan
 - land use code
- Determine if new zone or overlay zone is needed for expansion areas
- Develop phasing plan through annexation & CIP
- Preliminary master planning work (concepts)

Parcel Specific-Plan Diagram

- Create a parcel (tax lot) specific land use diagram to replace the generalized land use diagram currently in the Metro Plan
- Identify and resolve, as needed, zoning and plan designation maps
- Develop parcel specific urban growth boundary

Incentives

- Describe the specific mechanism for a variety of incentives and specify the financial impacts, timing and context of each (i.e. when, where and how they will be applied)
- Financial and regulatory (short list: “compact urban development district,” OS, MUPTE, TIFF districts, SDC changes, loans/grants, density bonus, parking districts/assistance, design assistance, development partnerships)
- Financial analysis and review
- Coordinate with affected work groups/departments and partners
- Develop enabling orders for Council; timing of adoption may vary by dependencies (e.g. area plan completion)

Land Use Code Amendments Round 1

- See separate attachment

Adoption Package/Process

- Develop legal findings addressing all required statewide planning goals, Oregon revised statutes, Oregon administrative rules, applicable Metro Plan and refinement policies and diagrams, and local code.
- Coordinate, compile and categorize all required adoption package elements, including:
 - New Plan policies & diagram
 - Metro Plan amendments
 - Refinement Plan amendments
 - Land use code amendments
 - Zone changes
 - Transportation system plan amendments or consistency
 - Public Services and Facilities Plan Amendments
 - Incentives/Programs (not related to area planning but necessary to meet land need)
 - Background documentation (Economic Opportunity Analysis, Housing Needs Analysis, BLI)
- Coordinate with referral agencies, including service and utilities providers, other key partners, and Springfield & Lane County
- Ensure legal requirements pertaining to public notice and procedures are met
- Maintain formal record
- Manage formal adoption process
 - Eugene and Lane County Planning Commission joint public hearing and separate deliberations
 - City Council and Lane County Board joint public hearing and separate deliberations
- Submit adoption package to DLCD for acknowledgement and respond to DLCD recommendation to LCDC, if necessary
- Respond to appeals, if necessary

Running Start: Early Envision Eugene Implementation

Code Amendments Round 2

See separate attachment.

Incentives Round 2

- See description for “Incentives” work item above. This item involves a similar set of work for incentives that are *not* required as part of the adoption package. These may include specific incentives that require a longer lead time to develop and/or are dependent on other implementation actions that will occur following adoption.

Monitoring Program

- Establish methods, protocol and key outcomes of periodic check-in to guide potential, future adjustments to growth strategy
- Assess and organize data and information needs that will facilitate long-term monitoring of key variables affecting key Envision Eugene strategies and implementation
- Coordinate with relevant partners, jurisdictions and technical staff to establish methods for data collection
- Develop financial or staff resources for data collection as needed
- Initiate and refine collection, including reporting methods and timing

Area Planning: Taking the Vision to the Next Level

Community Design Guide

- Complete development of non-regulatory guide to important community design concepts and aspirations that will add clarity to the community's vision and inform EE implementation
- Coordinate with partner work groups, agencies and community groups
- Gather public input and further existing collaborations to refine content of guide
- Note: this work item is an element of the Eugene Comprehensive Plan and also falls under the category of "Finishing What We Started"

South Willamette Concept Plan

Complete current concept planning effort, including development of a final district concept (vision), implementation tools, plan adoption, and program implementation. From this pilot project, create a guide for future area planning efforts.

University Area Plan

Complete an Area Plan for the neighborhoods surrounding the University Oregon, integrating urban design, compatible land use transitions, infill design standards, and transportation connections between land uses.

River Road/Santa Clara Area Plan

Integrate the findings of the Santa Clara-River Road Outreach and Learning (SCRROL) project into a neighborhood plan for the Santa Clara-River Road area.

EWEB Riverfront Master Plan

Work with consultants to create a form-based code for future development, and manage the formal adoption process for a specific area plan and zoning, to implement EWEB's Riverfront Master Plan.

Transit Corridor Planning

In coordination with Lane Transit District and City of Eugene Transportation Planning, develop transit corridor and station neighborhood typologies to guide future urban form along our key transit corridors.

Land Use Code Amendments Work Plan 2012-2013

	Topic	Description	Purpose	Related Projects	Lead	Timing
Envision Eugene I Implementation Round 1	Single Family Housing	Identify and remove barriers to alley access lots and secondary dwelling units while integrating compatibility	Identified land efficiency measure. Required to fulfill 20 year low density residential land need	Infill Compatibility Standards	Planning	Required as part of EE adoption package.
	Downtown/Mixed Use	Identify and remove barriers to compact urban development	Identified land efficiency measure. Required to fulfill 20 year commercial/multi-family land need	Downtown Plan	Planning/ Community Development	Required as part of EE adoption package
	Industrial	Increase flexibility in campus industrial zone, and establish minimum lot sizes and add text to ensure newly added industrial land cannot be divided or re-designated	Identified land efficiency measure. Required to fulfill 20 year commercial land need and to meet state requirement	JEO Regional Prosperity Economic Development Plan	Planning	Required as part of EE adoption package
	Residential Expansion Areas	Create holding zone, lot and/or design standards for new unincorporated lands	Meet state requirement and to promote housing options and compatibility	None	Planning	Required as part of EE adoption package
	Code Administration	Add references to new comprehensive plan and amendment procedures, reconcile related inconsistencies/conflicts	Ensure consistency with new comprehensive plan	None	Planning/City Attorney	Required as part of EE adoption package
Special Projects	Sign Standards	Change exempt sign standards and add processing timeline for sign permits	Remove “content based” standards	None	City Attorney	Initiated by City Council. City Council Public Hearing in July
	Farm Animals	Change goat and chicken allowances. Consider other livestock changes	Facilitate urban agriculture	Food Security Plan, Eugene Climate and Energy Action Plan, & Envision Eugene	Building Permit Services	Initiated by City Council. Staff currently drafting code and vetting with stakeholders. Planning Commission public hearing anticipated for early fall.
	EWEB	Create Special Area Zone	Implement EWEB’s master plan	Downtown Plan	Planning	TBD.
	Stormwater	Change standards to prioritize low impact development (LID) and green infrastructure solutions, develop alternatives when LID /green infrastructure cannot be used due to site constraints, and remove code barriers to LID	NPDES permit conditions require the city to adjust post-construction stormwater management standards for new development and redevelopment	City’s NPDES permit implementation	Public Works Engineering	Permit conditions must be completed by January 2014. Adoption process expected in 2013
	Bike Parking	Revised bicycle parking standards, including more graphics and less text	Comprehensively update and improve bicycle parking standards	City’s Ped and Bicycle Master Plan	Public Works Transportation	Staff currently studying issues. Formal adoption process TBD.
	Flood Plain	Adds supporting definitions for clarification and other minor changes	Ensure consistency with state and federal regulations	None	Public Works Engineering	Anticipated to begin staff work within next 6 months

Envision Eugene Implementation Round 2						
Topic	Description	Purpose	Related Projects	Lead	Timing	
Clustered and Attached Housing	Identify and remove barriers while integrating compatibility	Expand housing variety and choice	Infill Compatibility Standards	Planning	Following completion of EE adoption package	
Single Family Housing (Phase 2)	Address remaining single-family recommendations (flag lots and lot coverage)	Address compatibility	Infill Compatibility Standards	Planning	Following completion of EE adoption package	
Affordable Housing	Identify and remove barriers to affordable housing	Support subsidized housing projects	Eugene-Springfield Consolidated Plan 2010	Planning/Community Development	Following completion of EE adoption package	
High Density Residential Housing	Implement toolbox of incentives, including regulatory changes (flexible codes, design review), that support the goals of Opportunity Siting	Facilitate high density residential development on site that are compatible with and have support of nearby residents	Opportunity Siting	Planning	Ongoing	
Compact Urban Development	Identify transition areas and appropriate tools; allow for compatible uses within industrial and commercial zones; and identify and apply implementation tools, such as form based codes and alternative review path	Protect neighborhoods and Increase flexibility	Infill Compatibility Standards, Opportunity Siting and Downtown Plan	Planning	Ongoing. Implement as part of area planning	
Habitat Conservation Tools	Develop recommendations for incentives and habitat conservation tools for preserving valuable natural resources within subdivisions, in coordination with the work of ICS	Encourage protection and voluntary stewardship of valuable natural resources	Infill Compatibility Standards	TBD	TBD	
Urban Design	Develop range of design-based and other regulatory implementation tools	Implement community vision	Urban Design Guide	Planning	Ongoing	
Code Improvement Program	Continually evaluate and regularly adjust regulations through a collaborative ongoing code improvement program	Continually improve land use code	Infill Compatibility Standards + many others	Planning	Ongoing	

AGENDA ITEM SUMMARY
July 30, 2012

To: Eugene Planning Commission

From: Robin Hostick, City of Eugene Planning Division

Subject: Eugene-Specific Comprehensive Plan Overview

ISSUE STATEMENT

The purpose of this work session is to share and discuss with the Planning Commission a broad outline for the expected form and content of a new, Eugene-specific comprehensive plan.

BACKGROUND

The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is Eugene's current long-range planning policy document. The passage of Oregon House Bill 3337 in 2007 required Eugene and Springfield to adopt separate urban growth boundaries (UGB) for each jurisdiction. As part of our effort to establish a separate UGB, we are developing a new, Eugene-specific comprehensive plan to embody the community's vision as well as address relevant statewide planning goals at a local level. The intent is to be consistent with, rather than replace, the Metro Plan at this time; however, the future of the Metro Plan is somewhat in flux due to implementation of HB 3337.

In addition to working to identify a new UGB, Envision Eugene has helped the community define an up-to-date set of values, policies and actions that will serve as a guide over the next 20 years. The new comprehensive plan will capture policies and actions proposed by the Envision Eugene recommendations as well as provide a vehicle for getting them approved by the Eugene City Council and the State Department of Land Conservation and Development (DLCD).

Based on successful models used by other communities, the new Eugene Comprehensive Plan will set forth a clear vision, supporting policies, and specific actions in a way that is understandable and useful to a broad range of community members. A good example is the award-winning Cheyenne Area Master Plan, adopted by the Cheyenne Metropolitan Planning Organization in 2006 (<http://plancheyyenne2006.com/welcome.cfm> – click the "Community Plan" tab in the upper left corner).

Regional planning will continue to be vital to our community's success and remains a high priority for local jurisdictions. Although the Metro Plan will continue to exist to support cooperation in key areas of overlap such as transportation, air quality, wastewater service and fire protection, it will be modified in collaboration with Springfield and Lane County to enable policies and actions specific to each local jurisdiction.

NEXT STEPS

Staff will compile, develop and refine content for the Eugene Comprehensive Plan according to the intent outlined above. This work is captured by a number of items in the Planning Division's 2012-2013 Work Plan, many of which will be returning to the Planning Commission on an as needed basis, both for informal input and formal recommendations. The comprehensive plan structure will continue to be refined as the specific needs and content become clearer, including periodic updates and discussion with the Planning Commission.

ATTACHMENTS

No attachments

FOR MORE INFORMATION

Robin Hostick, 541-682-5507 or robin.a.hostick@ci.eugene.or.us